

## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale an apartment on the ground floor of 86 m2 with a separate entrance and a private garden of 62 m2 for investment. At the moment it is leased (2-year contract) with a profit of 6% per year. Quiet location on a dead-end road. One of the most expensive and sought-after places in Limassol, just a minute from the Nicosia-Paphos highway and 5 minutes from the sea. The building is 10 years old. External thermal insulation with polystyrene, solar boiler and sun blinds. New air conditioners in every room, wooden floors, CCTV cameras and alarm systems. The apartment consists of 2 bedrooms with additional space for a study or a game room, a storage room of 5 m2 and covered parking. There are...

### Property Info

Covered Area	<b>148</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>122833</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 230.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€330 000 on Jan 10, 2025

